

098.0

0010

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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

936,000 / 936,000

USE VALUE:

936,000 / 936,000

ASSESSED:

936,000 / 936,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOLDBERG BETH S
Owner 2:	MANIS JODI R
Owner 3:	

Street 1: 21 MORNINGSIDE DR

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: GOLDBERG BETH S -

Owner 2: MANIS JODI R -

Street 1: 21 MORNINGSIDE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,898 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Brick Exterior and 3419 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9898		Sq. Ft.	Site		0	70.	0.72	4									501,859						501,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9898.000	434,100		501,900	936,000		64156
							GIS Ref
							GIS Ref
							Insp Date
							10/17/18

 Total Card / Total Parcel
 936,000 / 936,000
 936,000 / 936,000
 936,000 / 936,000

 17992!
 !7992!
 PRINT Date Time
 12/10/20 22:35:10
 LAST REV Date Time
 12/20/19 09:34:58
 danam

 USER DEFINED
 Prior Id # 1: 64156
 Prior Id # 2:
 Prior Id # 3:
 Prior Id # 1:
 Prior Id # 2:
 Prior Id # 3:
 ASR Map:
 Fact Dist:
 Reval Dist:
 Year:
 LandReason:
 BldReason:
 CivilDistrict:
 Ratio:

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SHUM ANNIE		1219-129		3/21/2000		479,000	No	No		
		976-152		10/1/1983		160,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2019	1133	Solar Pa	30,000	C				
4/8/2002	252	Wood Dec	9,360					

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
2/21/2009	Meas/Inspect	372	PATRIOT
7/18/2000	MLS	MM	Mary M
11/19/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	263	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 19 - Ranch				Full Bath: 2	Rating: Good			PDAS. OF=XTRA STALL SHOWER.								20					
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good																
Prime Wall: 7 - Brick				A HBth:	Rating:																
Sec Wall: 2 - Clapboard	20%			OthrFix: 1	Rating: Average																
Roof Struct: 1 - Gable				OTHER FEATURES				PDAS. OF=XTRA STALL SHOWER.													
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																
Color: RED				A Kits: 1	Rating: Fair																
View / Desir:				Fpl: 2	Rating: Good																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C+ - Average (+)				CONDOS INFORMATION				PDAS. OF=XTRA STALL SHOWER.													
Year Blt: 1954	Eff Yr Blt:			Location:																	
Alt LUC:	Alt %:			Total Units:																	
Jurisdct: G4	Fact: .			Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall				Functional:				Interior:		1	7	3									
Sec Int Wall:				Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen:													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:				Total:	18.6 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:	95.00			Heating:													
Bsmnt Gar: 2				Size Adj.: 1.15675664				General:													
Electric: 3 - Typical				Const Adj.: 1.03989589																	
Insulation: 2 - Typical				Adj \$ / SQ: 114.276																	
Int vs Ext: S				Other Features: 144250																	
Heat Fuel: 2 - Gas				Grade Factor: 1.10																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac: NO			Adj Total: 533349																	
% Com Wall:	% Sprinkled:			Depreciation: 99203																	
				Depreciated Total: 434146																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 098-0-0010-0001.A												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
Total Special Features:																					
Total:																					